

NORTH BETHESDA INDUSTRIAL CENTER

LEXINGTON BUILDING

F20241040

SHEET INDEX

- L9.01 COVERSHEET
- L9.02 APPROVAL MEMO
- L9.03 PLAN VIEW
- L9.04 NOTES & DETAILS



FOREST CONSERVATION WORKSHEET
Outside Same Priority Watershed, SPA, or PMA

NET TRACT AREA:

A. Total tract area	2.15
B. Additions to tract area (Off-Site Work, etc., construction required by this plan) ..	0.17
C. Land dedication areas (park, courts facility, etc.) ..	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ..	0.00
E. Area to remain in commercial agricultural production/area ..	0.00
F. Other dedications (specify)	0.00
G. Net Tract Area	2.32

LAND USE CATEGORY: (From Chapter 22A-3, Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

AAA	CCR	MOR	IDA	HDR	MPO	CA
0	0	0	0	0	0	1

G. Afforestation Threshold .. 15% +G= 0.35
H. Conservation Threshold .. 15% +G= 0.35

EXISTING FOREST COVER:

I. Existing forest cover	0.00
J. Area of forest above afforestation threshold	0.00
K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	0.00
O. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS:

P. Reafforestation for clearing above conservation threshold ..	0.00
Q. Reafforestation for clearing below conservation threshold ..	0.00
R. Credit for retention above conservation threshold	0.00
S. Total afforestation required	0.00
T. Total afforestation required	0.35
U. Credit for landscaping may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "T"	0.00
V. Total reforestation and afforestation required	0.35
Worksheet date	4/30/23

FOREST CONSERVATION WORKSHEET
Outside Same Priority Watershed, SPA, or PMA

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Worksheet date	4/30/23

FOREST CONSERVATION REQUIREMENT OF 0.35 ACRES TO BE MET VIA FOREST BANK IF AVAILABLE OTHERWISE TO BE MET VIA FEE-IN-LIEU.

Exhibit 21 H-154

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20241040, including financial bonding, forest planting, maintenance and all other applicable agreements.

Developer's Name: Arland Anthony Pickett Company Contact Person
Address: PO Box 20523 Washington, DC 20027
Phone: 202-818-0265
Email: Anthony@Arc.Land
Signature: _____

MHG
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301-573-0340
www.mhgpa.com

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Drawing No. A-24-018-000000-1

PREPARED BY: *Frank J. Johnson*
DATE: 05/03/2024
REVISIONS: AS NOTED
DESIGNED BY: ANTHONY PICKETT
CHECKED BY: ANTHONY PICKETT
DATE: 05/03/2024

Qualified Professional Certification
I hereby certify that the information shown herein is correct and that the plan has been prepared in accordance with the requirements of the existing state and county forest conservation legislation.

OWNER:
PDC LEXINGTON LLC c/o
POLINGER DEVELOPMENT COI
REBECCA STALLONE
5530 WISCONSIN AVE SUITE 100
CHEVY CHASE, MD 20815
301-968-9159
RSTALLONE@POLINGERCO.COM

NO.	REVISIONS	DESCRIPTION	DATE

TAX MAP H012 0002 0188000

PLAT 9530
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOT 8
NORTH BETHESDA
INDUSTRIAL CENTER -
LEXINGTON BLDG

PROJ. MGR. DM
DRAWN BY. FCJ
SCALE. NTS
DATE. 05.27.2024

PRELIMINARY FOREST
CONSERVATION PLAN
COVERSHEET
F20241040

PROJECT NO. 23.193.11
SHEET NO. 1 OF 4

811
FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION
Have what's below
Call before you dig.

23102004F-C2_01.dwg 1 of 4 5/3/2024 10:41:11 AM. Copyright © 2024 HGPA, Bethesda, MD. P.A.



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Montgomery Village, MD 20886
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Francis J. Johnson
FRANCIS J. JOHNSON
061132024

DATE
RECOGNIZED AS QUALIFIED PROFESSIONAL BY
MD DEPT. OF NATURAL RESOURCES
COMAR 06.16.02.01

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I hereby certify that the information shown herein is
correct and that the plan has been prepared in
accordance with the requirements of the existing state
and county forest conservation legislation.

OWNER:
PDC LEXINGTON LLC dba
POLINGER DEVELOPMENT COI
REBECCA STALLONE

5530 WISCONSIN AVE SUITE 100
CHEVY CHASE, MD 20815
301.968.9159
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Tax MAP H0102 0000 010000

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4TH ELECTION DISTRICT
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PRELIMINARY FOREST
CONSERVATION PLAN
APPROVAL SHEET
F20241040

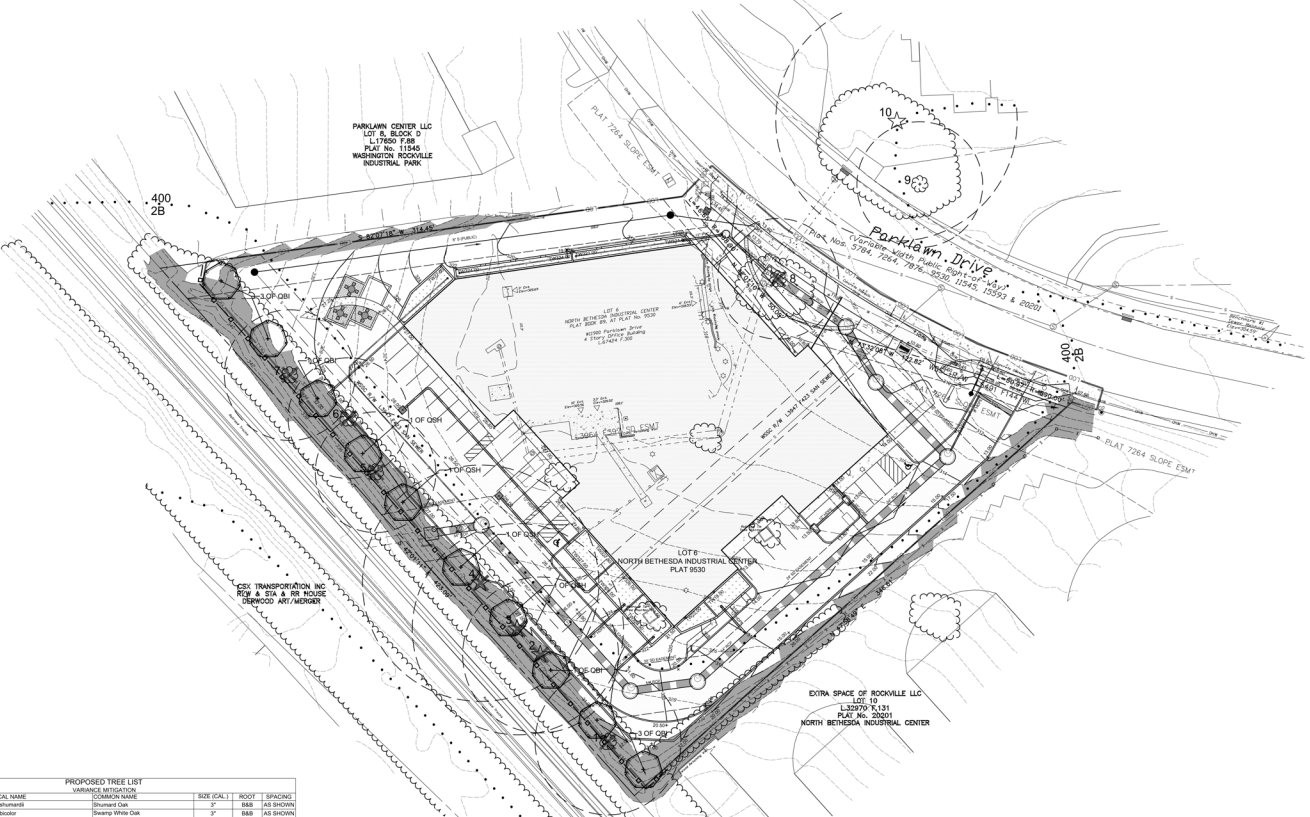
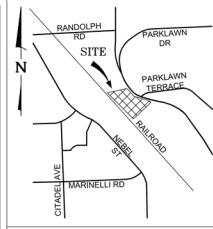
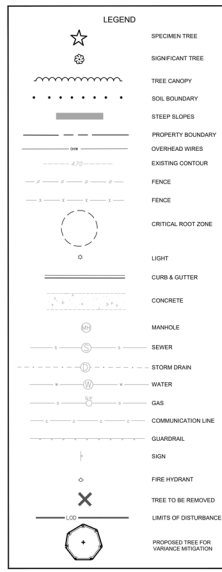
L9.02
PROJECT NO. 23.193.11
SHEET NO. 2 OF 4

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Approved Final Forest
Conservation Plan No. F20241040 _____, including financial bonding, forest
planting, maintenance and all other applicable agreements.

Developer's Name: ArcLand Anthony Piccilli
Company: Company Contact Person

Address: PO Box 25523 Washington, DC 20027
Phone: 202-818-6265
Email: Anthony@ArcLand

Signature: _____

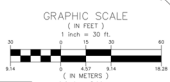


PLAN NOTES

- TOTAL SITE AREA = 2.15 ACRES (93,641 S.F.) AND CONSISTS OF LOT 6 OF NORTH BETHESDA INDUSTRIAL CENTER/LEXINGTON BUILDING. PROPERTY ADDRESS IS 11900 PARKLAWN DRIVE WITH TAX ID#04-0005643. PROPERTY IS ZONED ECF-15 H-100.
- ON-SITE TOPOGRAPHY FROM SURVEY BY MACRIS, HENDRICKS, & GLASCOCK P.A. OFF-SITE TOPOGRAPHY FROM 215N1W5.
- BOUNDARY INFORMATION FROM DEEDS OF RECORD.
- SOILS ON-SITE ARE MAPPED ACCORDING TO SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, 1995 SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND, PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE. WEB SOIL SURVEY AVAILABLE ONLINE AT <https://soils.science.ksu.edu/soils200/> ACCESSED [02/27/2024].
- SLOPES GREATER THAN 25% EXIST ON-SITE. NO SLOPES 15-25% ON HIGHLY ERODIBLE SOILS EXIST ON-SITE.
- THE SITE DRAINS TO ROCK CREEK. THIS PORTION OF THE LOWER ROCK CREEK WATERSHED IS DESIGNATED AS USE CLASS B WATERS BY THE STATE OF MARYLAND.
- PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR A PRIMARY MANAGEMENT AREA (PMA). PER SITE VISIT NO WETLANDS, STREAMS, SEEPS, OR SPRINGS WERE FOUND TO EXIST ON SITE. NO STREAM VALLEY BUFFERS EXIST ON-SITE. NO WETLANDS PER MICALAS.DIG. NO FLOODPLAIN EXISTS PER FEMA PANEL #2401100610.
- UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
- THERE IS NO FOREST AREA ON-SITE.
- THE PROPERTY IS NOT LISTED AS A HISTORIC SITE ON MCLAS.DIG. NO STRUCTURE OR EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING SITE INVESTIGATIONS.
- INDIVIDUAL TREE LOCATIONS ARE IN SURVEYED LOCATIONS EXCEPT FOR OFF-SITE TREES 9 AND 10. TREE DBH WAS MEASURED USING A DIAMETER TAPE.
- FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 02/29/2024 BY FRANK JOHNSON.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
- THERE ARE NO NATIONAL STATE OR COUNTY CHAMPION TREES ON-SITE. NO TREES ON-SITE ARE 15% OR GREATER OF THE CURRENT STATE CHAMPION.
- THIS INVENTORY IN NO WAY CONSTITUTES A HAZARD TREE SURVEY. TREE CONDITIONS ARE GENERALLY ACCURATE BASED ON VISUAL OBSERVATION PER USUAL AND CUSTOMARY PRACTICE IN ACCORD WITH STATE AND COUNTY FOREST CONSERVATION LEGISLATION. THE EXAMINATION/REVIEW REQUIRED TO PROVIDE A COMPREHENSIVE ANALYSIS OF BIOLOGICAL AND STRUCTURAL HEALTH IS BEYOND THE SCOPE OF THIS INVESTIGATION. CONDITION RATINGS ARE THE OPINION OF THE UNDERSIGNED PREPARER AND NOT THE APPROVING AGENCY. MRG ASSUMES NO LIABILITY FOR INJURY OR PROPERTY DAMAGE THAT MAY OCCUR AS A RESULT OF TREE FAILURE ON THIS PROPERTY.

PROPOSED TREE LIST

KEY	QTY	BOTANICAL NAME	VARIANCE MITIGATION CONSIDERATION	SIZE (CAL)	ROOT	SPACING
OSH	4	Quercus shumardii	Shumard Oak	3"	BB	AS SHOWN
OSB	6	Quercus bicolor	Bicolor White Oak	3"	BB	AS SHOWN



TREE TABLE

TREE ID#	COMMON NAME	BOTANICAL NAME	SIZE (DIAMETER)	CONDITION
1	YALOW OAK	QUERCUS PHELLOS	20"	GOOD - WEIR
2	TULIP POPLAR	LIRIODENDRON TULIPIFERA	31"	POOR/RVARD - DEADWOOD, CAVITY BASE TO 5' (LEAK, WMS)
3	TULIP POPLAR	LIRIODENDRON TULIPIFERA	42"	FAIR/RVARD - VINE, DEADWOOD, BROKEN - WMS & EXTERIALLY TOPPED
4	TULIP POPLAR	LIRIODENDRON TULIPIFERA	47"	FAIR - VINE, BRACKLE LABEL, DEADWOOD - ROOT, TWY TRAIL, WMS, SMALL - BRACK NUTS, BRONCHING GROWTH
5	RED MAPLE	ACER RUBRUM	24"-12"	FAIR - DEADWOOD TRUNK, VINE, DEADWOOD, DEADWOOD, WMS
6	BLACK CHERRY	PRUNUS SEROTINA	24"	SMALL, CRACK NEAR BASE, LIGHTNING SCAR, FAIR, DEADWOOD, WMS, EPICORMIC
7	RED MAPLE	ACER RUBRUM	26"	FAIR - SMALL CAVITY, DEADWOOD, HEAVY PRUNING
8	AMERICAN BEECH	FAGUS GRANDIFOLIA	34"	FAIR - SMALL CAVITY, DEADWOOD, HEAVY PRUNING
9	AMERICAN LINDEN	TILIA AMERICANA	20"	GOOD
10	SILVER MAPLE	ACER SACCABARUM	48"	GOOD - DEADWOOD

SOILS TABLE

MMP UNIT	MAP UNIT NAME	HYDROLOGIC SOIL GROUP	HYDRO	WATER	PERM	PERCENTAGE
BB	Generally flat to 2% SLOPES	B	NO	NO	YES	NO
BB	Very level	B	NO	NO	NO	NO

FOREST CONSERVATION DATA TABLE

DESCRIPTION	SIZE
Property Area	2.15 Acres
On-Site Disturbance	2.17 Acres
Total Tree Area	2.12 Acres
Tree remaining in Ag use	0.00 Acres
Road & Utility ROW (contiguous)	0.00 Acres
Scrubby Forest	0.00 Acres
Total Forest Disturbance	0.00 Acres
Total Forest Disturbance	0.00 Acres
Loss of Canopy	0%
Retention Threshold	15%
Average Buffer Width	50'

VARIANCE TREE REMOVAL TABLE

Tree ID#	DBH	Species	Condition	Impact	Mitigation
2	31"	Tulip Poplar	Poor/Heard	100%	31'
3	42"	Tulip Poplar	Fair/Poor	100%	42'
4	47"	Tulip Poplar	Fair	100%	47'

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20241040 including financial bonding, forest planting, maintenance and all other applicable agreements.
Developer's Name: Astland Company
Anthony Pottoli
Contact Person
Address: PO Box 25523 Washington, DC 20027
Phone: 202-818-9295
Email: Anthony@AstLand
Signature: _____

811
FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION
Know what's below.
Call before you dig.

NO REVISIONS

NO	DESCRIPTION	DATE

Tax Map H0121 0000 0100000
PLAT 9530
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PROJ. MGR: FCJ
DRAWN BY: FCJ
SCALE: 1" = 30'
DATE: 05/27/2024

PRELIMINARY FOREST
CONSERVATION PLAN
F20241040

Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuring all free protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

Pre-Construction

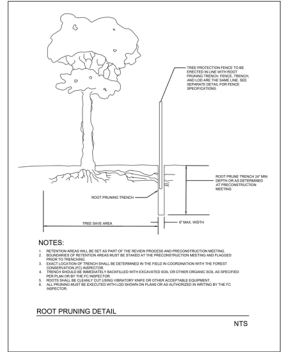
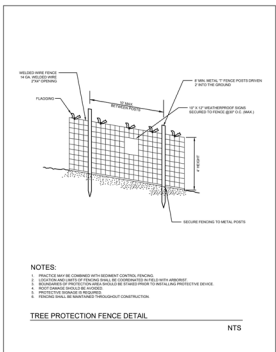
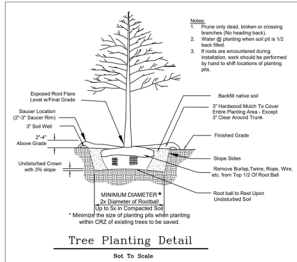
- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
- The property owner must arrange for the meeting and the following people must participate at the preconstruction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/MD Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is to verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
 - Typical tree protection devices include:
 - Chain link fence (four feet high)
 - Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - Typical stress reduction measures may include, but are not limited to:
 - Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector.
 - Crown Reduction or pruning
 - Watering
 - Fertilizing
 - Vertical mulching
 - Root aeration systems
- Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.
- A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including photographs) may be required by the Forest Conservation Inspector, and will be determined at the preconstruction meeting.
- Temporary protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan.
- Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
 - Parking or driving equipment, machinery, or vehicles of any type.
 - Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
 - Dumping of any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
 - Felling of trees into a protected area.
 - Trenching or grading for utilities, irrigation, drainage, etc.
- Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

During Construction

- Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to all tree protection devices must be completed within the timeframe given by the Inspector.
- The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understorey, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeliness to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

- After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
 - Removal, and possible replacement, of dead, dying, or hazardous trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering
 - Wound repair
 - Clean up of retention areas, including trash removal
- After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
- Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.



INSPECTIONS

All field inspections must be requested by the applicant.

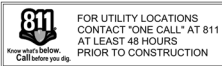
Field inspections must be conducted as follows:

Plans without Planting Requirements

- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
- After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin and before release of the building permit.
- After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

Additional Requirements for Plans with Planting Requirements

- Before the start of any required reforestation and afforestation planting.
- After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
- 2 years after reforestation and afforestation have been completed, to determine survival and assess necessary maintenance activities for the remaining duration of the maintenance and management period.
- At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.



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Developer's Name: Arcind Company
Anthony Pichell
Contact Person

Address: PO Box 25523 Washington, DC 20027
Phone: 202-818-9265
Email: Anthony@Arc.Land

Signature: _____

NO.	DESCRIPTION	DATE

TAX MAP H012 0000 01000003
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**PRELIMINARY FOREST
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L9.04
PROJECT NO. 23.193.11
SHEET NO. 4 OF 4